

# CITY COUNCIL REPORT



MEETING DATE: November 1, 2005

ITEM NO. 6

GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**DHL Campus Phase III - 11-ZN-2005**

## REQUEST

Request:

1. To amend the building height for a portion of a Planned Community Development District (PCD) on a 8.23 +/- acre parcel located at the northeast corner of N. Perimeter Drive and Hartford Drive (17207 N. Perimeter Drive & 8660 E. Hartford Drive) with Industrial Park, Planned Community Development District (I-1 PCD) zoning.
2. To adopt Ordinance No. 3644 affirming the above amended development standard.

### Key Items for Consideration:

- Approval of the request will amend the Planned Community Development (PCD) standards for this site in Perimeter Center allowing an increase in building height from 36 to 50 feet, plus mechanical screening.
- The Employment Core General Plan designation and Regional Use Overlay applied to this area anticipate development of corporate offices serving a regional market.
- Two previous zoning applications have been approved to allow increased building height in Perimeter Center.
- Planning Commission recommended approval, 6-0.

### Related Policies, References:

The Perimeter Center PCD overlay and associated I-1 and C-2 zoning was created by cases 10-ZN-1986 and 11-ZN-1988.

Cases 18-ZN-2004 and 19-ZN-2004 amended the PCD to allow increased building heights to 56 feet, and 50 feet 7 inches with mechanical screening to 58 feet 7 inches respectively in Perimeter Center.

## OWNER

Desert Troon Limited LLC  
480-955-3900

## APPLICANT CONTACT

Tom Rief  
Land Development Services LLC  
480-946-5020

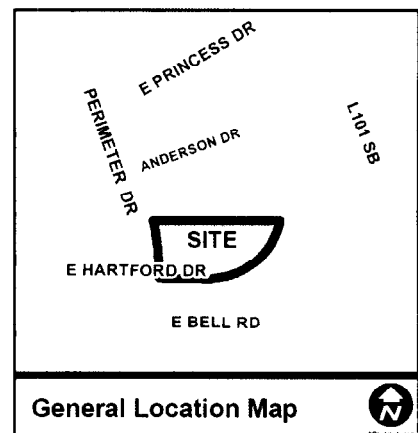
## LOCATION

17207 N. Perimeter Drive

## BACKGROUND

### Zoning.

The site is zoned Industrial Park within a Planned Community Development



overlay (I-1 PCD). The Industrial Park District allows office and medical office as well as manufacturing, storage, warehouse and related uses. The Perimeter Center PCD established I-1 and C-2 zoning categories (Cases 11-ZN-1986 and 10-ZN-1988 in 1986 and 1988) and provided overall consistent planning and design standards for the 240-acre Perimeter Center area, and provided development criteria, circulation, drainage, open space and community design policies for the master planned industrial-business center.

**General Plan.**

The General Plan Land Use Element designates the property Employment Core within the Regional Use Overlay. The Employment category provides for industrial, commercial and office uses as a source of employment, commerce and economic activity serving the surrounding area and community. This category provides that necessary transportation routes and servicing infrastructure be created to facilitate allowed uses and that the area be situated near a local employee base. The Regional Use Overlay designates the Pima (Loop 101) Freeway corridor as a major mixed-use employment, service and civic core of regional significance.

**Context.**

This subject property is located in Perimeter Center and includes the former Fleicher Museum at the northeast corner of Perimeter Drive and E. Hartford Drive. The surrounding property is zoned Industrial Park (I-1 PCD) District, within the Perimeter Center. The larger freeway corridor within this area contains building heights ranging from approximately 60 feet at Scottsdale Road to 36 feet plus mechanical screening to 42 feet at McDowell Mountain Business Park. Two previous applications within Perimeter Center for increased building height (Cases 18-ZN-2004 and Phase II Corporate Enhancement Center and 19-ZN-2004, First National Bank) were approved to allow building heights to 50+ feet in January 2005.

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

The purpose of the request is to amend the Perimeter Center, Planned Community Development (PCD) standards for the subject property, to permit an increase in the allowed building height from 36 to 50 feet, plus mechanical screening (58 foot maximum). The modifications will allow development of a new 3 story building on the site. Existing buildings within the surrounding PCD are primarily 1, 2 and 3 stories, with heights generally up to 36 feet, plus mechanical screening, with the exception of the two recently approved 4 story buildings toward the north and northeast with heights of 50+ feet.

The applicant indicates that the proposal for increased height is in keeping with the areas strategic location as a business center with adjacent freeway access. The height modification will permit the company to provide additional office space to facilitate expansion of DHL's campus within the Perimeter Center. The site's accessibility and proximity to other approved sites containing increased building heights helps to support the request. The applicant states that sensitive architectural design will be utilized for the building in order to minimize visual impacts of the development.

**Key Issues.**

- Views of the McDowell Mountains are still maintained for vehicles traveling on the Loop 101 Freeway.
- The increased building height provides an opportunity for greater economic use of the site.
- Requests for additional height for buildings within the Perimeter Center have been previously approved for lots to the east and north of the subject site.
- A lot tie is proposed for Lots 45 (Fleicher Museum site) and 22 with this application.
- No public objection has been received on this case.

**Development information.**

- *Existing Use:* Vacant site (Lot 22), with the former Fleicher Museum (Lot 45) located on the west side of the subject site.
- *Buildings/Description:* Proposed 50-foot tall plus mechanical screening (58 feet), 3-story building.
- *Parcel Size:* 8.23 acres, upon lot tie of Lots 45 and 22.
- *Building Height Allowed:* 36 feet allowed, 50 feet proposed.
- *Existing Building Height:* The former Fleicher Museum building located at the west side of site is 34 +/- feet, while the eastern portion is vacant.
- *Floor Area:* Proposed building is 100,000 square feet while the existing Fleicher Museum is approximately 61,346 square feet.
- *Floor Area Ratio (FAR):* The existing PCD overlay permits an FAR of 0.60. The requested FAR is 0.45.

**IMPACT ANALYSIS**

**Traffic.**

Morrison Maierle, Inc. conducted a trip generation analysis for this project. The increase in floor area from the existing 61,000 +/- square feet Fleicher Museum building to the 100,000 square feet associated with the increased building height is estimated to increase the daily trip generation from 945 trips to 1,192 trips (247 trip increase). The a.m. peak hour traffic generated is estimated to increase from 136 trips to 189 trips, and the p.m. peak is estimated to increase from 138 trips to 187 trips. This increased traffic can be accommodated by the existing street system in the area, including Hartford and Perimeter Drives. Two of the site's three driveways along Hartford Drive align with driveways from the existing DHL property on the south side of the street. Hartford Drive connects to the Pima (Loop 101) Freeway Frontage Road to Perimeter Drive, which connects Bell Road to the south to Princess Drive to the north. The increase in traffic related to the development can be adequately accommodated by the areas' existing street system, which is designed to carry the level and type of traffic generated by this and other area businesses.

The applicant is also requesting approval of pedestrian crossings on Hartford Drive to connect their operations in buildings on both sides of the street. Staff is working with the applicant to determine an appropriate design.

**Parking.**

- *Parking:* Overall site parking required is 542 with 652 spaces provided.

**Water/Sewer.**

Water and sewer facilities containing sufficient capacity for the proposed use are available in the adjoining road right-of-ways adjacent to the site.

**Fire.**

The Fire Department has reviewed the plan and has approved the use with respect to fire access and emergency apparatus turning movements.

**Open space, scenic corridors.**

Open space is provided along the street frontages as part of the Perimeter Center streetscape, as well as around the buildings. Increased building heights require increases in open space areas. Overall, 90,354 square feet (25.2%) of open space is required and 126,559 square feet (35.3%) of open space is provided.

**Policy Implications.**

The Perimeter Center as a business and commerce park is considered to be an area that is suitable for supporting increased building height. The area is located away from residential development and has access to the Pima (Loop 101) Freeway. The elevated level of the freeway helps to screen views of buildings from areas located toward the east. The Perimeter Center is an area that supports the higher economic values associated with the increased building height and intensity of land use. The demand for first class office space and the limited availability of land in Perimeter Center continues to cause increased land values and the demand for increased building height to accommodate land costs.

**Policy Implications.**

The reasonable increase of building height and land use intensity is appropriate within the Perimeter Center and helps to maintain the competitiveness of the area in comparison to alternative available development sites situated in surrounding communities.

**Community Involvement.**

The applicant held a community open house on May 5, 2005, after notifying the property owners within 750 feet of the site and posting a "Project Under Consideration" sign, advising citizens of the meeting date. One person attended the meeting seeking more information regarding this project. Staff has received one phone inquiry requesting more information on the project. The Perimeter Center Property Owners Association (POA) has no objection to the increased building height request.

**Community Impact.**

The requested increased building height is supported by proximity to the

elevated freeway and to two other approved sites for four story buildings in the area. Perimeter Center is located in the Employment Core and is an established business and commerce center. No residential development is located in proximity to this site. Views of the McDowell Mountains from the freeway and areas to the east are maintained. Perimeter Center is largely developed and few vacant properties remain to be considered for possible increased building height. Requests for increased building height are being considered on an individual basis until City policy and ordinance may be changed to reflect this trend. The increased building height will provide greater economic use of the site. Increased traffic can be handled by the existing local road system. The building is not anticipated to be out of context with this area.

**Staff Recommendation:**

Staff recommends approval subject to the attached stipulations.

**OTHER BOARDS AND  
COMMISSIONS****Planning Commission Meeting:**

The case was heard at the Planning Commission Meeting on September 14, 2005. No citizen comment cards were received and no questions or discussion occurred on this case.

**RECOMMENDATION**

Planning Commission recommends approval, subject to the attached stipulations, on Consent agenda, 6-0.

**RESPONSIBLE  
DEPT(S)**


**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

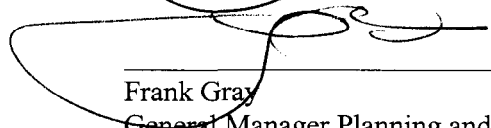
Al Ward, AICP  
Senior Planner  
480-312-7067  
E-mail: award@ScottsdaleAZ.gov

Randy Grant  
Chief Planning Officer  
480-312-7995  
E-mail: rgrant@ScottsdaleAZ.gov

**APPROVED BY**

  
Randy Grant  
Chief Planning Officer

10/19/05  
Date

  
Frank Gray  
General Manager Planning and Development Services

10-18-05  
Date

  
Ed Gawf  
Deputy City Manager

10/19/05  
Date

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Ordinance No. 3644  
Exhibit 1. Stipulations  
Exhibit 2. Amended Development Standard
6. Additional Information
7. Amended Development Standard
8. Traffic Impact Summary
9. Citizen Involvement
10. City Notification Map
11. September 14, 2005 Planning Commission Minutes
12. Site Plan

# **PROJECT NARRATIVE:**

## **DHL CAMPUS EXPANSION @ Perimeter Center**

This request is to amend the building height for property located northwest of the intersection of Bell Road and the Loop 101 Freeway in the Perimeter Center. Lots 22 & 45 @ of the Perimeter Center are being tied together (under separate application) to accommodate an expansion of the DHL Corporate Offices creating a "Campus" setting. (The DHL Offices are currently located across the street to the southeast.) Lot 22 is vacant; Lot 45 is the site of the FFCA Office Building (the old Fleischer Museum). Both lots are under the same ownership. The plans are to build a 3-story office building on lot 22. At this time there are no plans to re-develop lot 45.

- The Perimeter Center business park is part of an area designated under the General Plan for Regional Uses. This designation anticipates the development of corporate offices serving a regional market.
- The subject site was originally part of State Land property zoned I-1 PCD in the 1980's. PCD (Planned Community District) development standards may be amended per Section 5.2102 of the Zoning Ordinance.
- The proposal is for building height of @ 50 feet, with additional height for mechanical screening.
- In keeping with the site's strategic location & freeway access, the proposed height modification will expand DHL's presence in Scottsdale AND facilitate a Campus environment for DHL in the Perimeter Center.
- Proximity to the raised freeway and sensitive architectural design combine to minimize visual impacts of building height on the neighborhood.
- The resulting development equates to a stronger economic presence for DHL in the area by providing space to serve the growing needs of DHL and other tenants in the Perimeter Center.

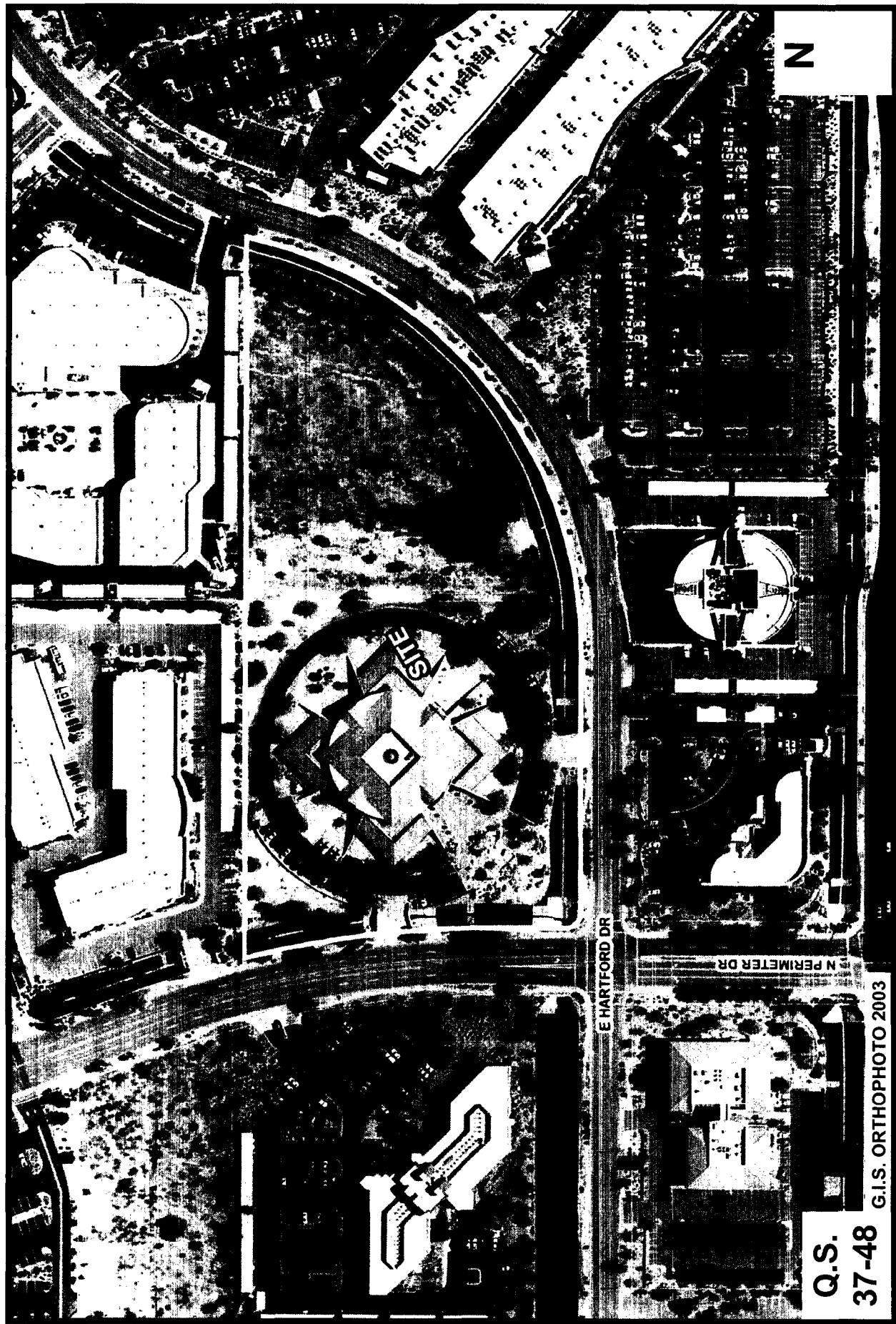


11-ZN-2005

DHL Campus Phase III

ATTACHMENT #2





## DHL Campus Phase III

11-ZN-2005

# General Plan

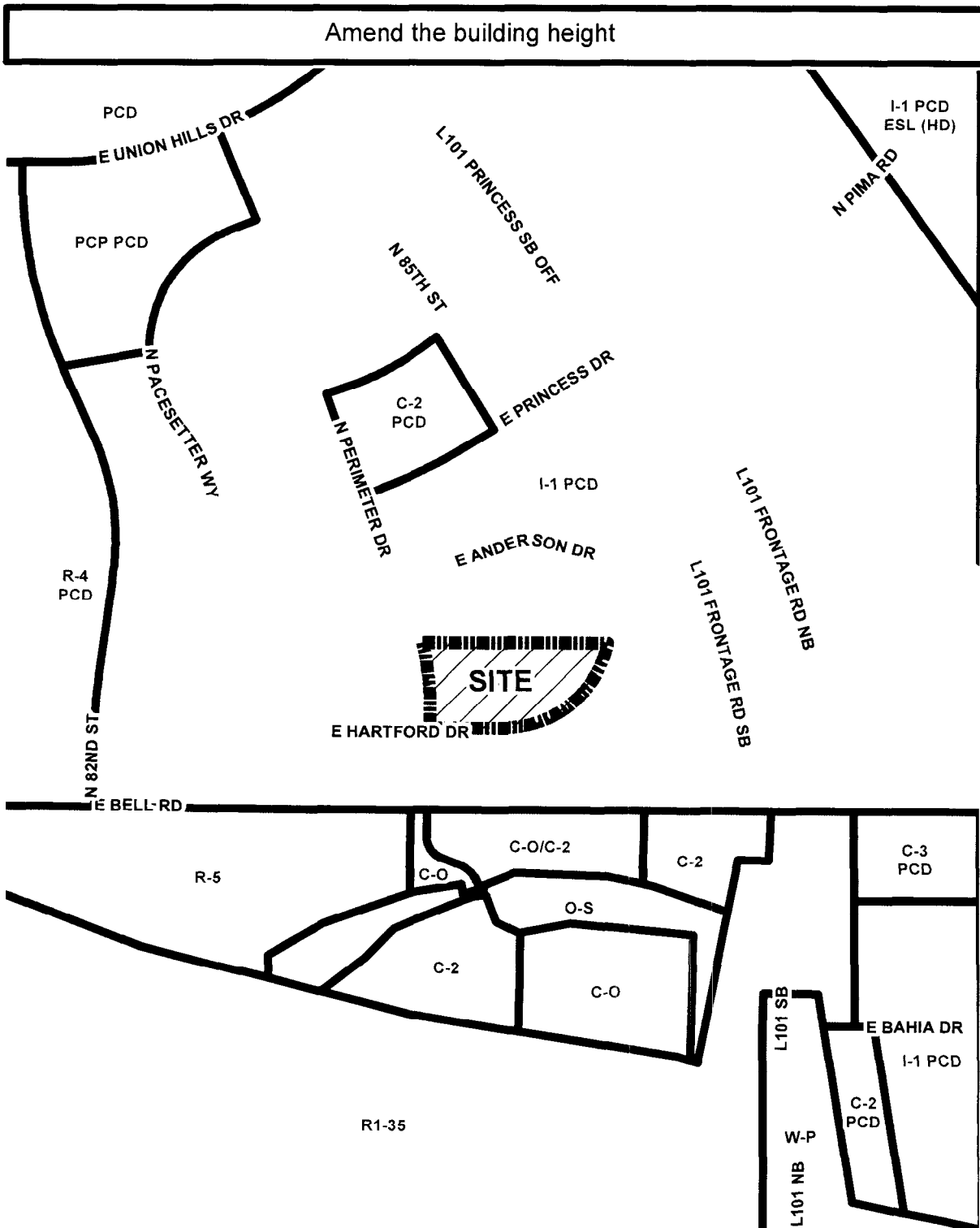


- |                         |                                      |
|-------------------------|--------------------------------------|
| Rural Neighborhoods     | Commercial                           |
| Suburban Neighborhoods  | Office                               |
| Urban Neighborhoods     | Employment                           |
| Mixed-Use Neighborhoods | Natural Open Space                   |
| Resorts/Tourism         | Developed Open Space (Parks)         |
| Shea Corridor           | Developed Open Space (Golf Courses)  |
| Mayo Support District   | Cultural/Institutional or Public Use |
| Regional Use District   |                                      |

- McDowell Sonoran Preserve (as of 8/2003)
  - Recommended Study Boundary of the McDowell Sonoran Preserve
  - City Boundary
  - Location not yet determined
- Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004

N

11-ZN-2005  
ATTACHMENT #3



11-ZN-2005

ATTACHMENT #4



ORDINANCE NO. 3644

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF AMENDING DEVELOPMENT STANDARDS AS APPROVED IN CASE NO. 11-ZN-2005, ON PROPERTY ZONED I-1 PCD LOCATED AT THE NORTHEAST CORNER OF PERIMETER DRIVE AND HARTFORD DRIVE (17207 N PERIMETER DRIVE & 8660 HARTFORD DRIVE).

WHEREAS, Planning Commission and City Council have held public hearings and considered Case No. 11-ZN-2005; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the development standards as described in the aforementioned case;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale is hereby amended, as set forth in the amended development standards attached hereto as Exhibit 1 and incorporated herein by reference, conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference, for the parcel zoned I-1 PCD located at the northeast corner of Perimeter Drive and Hartford Drive (17207 N Perimeter Drive & 8660 Hartford Drive) as delineated on the map attached hereto as Exhibit 3.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1 day of November, 2005.

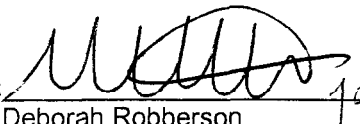
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Deborah Robberson  
Acting City Attorney

## STIPULATIONS FOR CASE 11-ZN-2005

### CHANGES MADE BY STAFF SUBSEQUENT TO THE PLANNING COMMISSION MEETING ARE IN UPPER CASE BOLD LETTERS AND DELETIONS ARE STRUCK THROUGH PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by Butler Design Group and seal dated 5/25/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards dated 6/3/05 and attached. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. MAXIMUM BUILDING HEIGHT. The maximum building height for this site shall be fifty (50) feet (58 feet to top of mechanical screening), measured from the benchmark elevation, one foot above the average elevation of the adjoining E. Hartford Drive frontage or as established by the City's Flood Plain Administrator, as determined by City staff. Additional building height will require subsequent public hearings before the Planning Commission and City Council.
4. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial ~~and recreational~~ areas on and adjacent to the site, and subject to Staff approval.
5. COMPLETION OF LAND ASSEMBLAGE **AND/ OR LOT LINE ADJUSTMENT** REQUIREMENT. With Final Plans submittal, the applicant shall provide confirmation that the two (2) lots on the site have been lot tied to create one (1) parcel **OR A LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED**, to the satisfaction of Planning and Development Services staff.
6. OPEN SPACE REQUIREMENT. At a minimum, the developer shall provide 25.2% of the net lot area as open space, in accordance with the requirements of the Zoning Ordinance.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be a maximum of 20 feet above finished grade at the base of the light standard.
8. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.
9. PREVIOUS APPROVALS. Except as amended by stipulations herein for the subject property, all other parcels stipulations associated with cases 11-ZN-1986 and 10-ZN-88 shall continue to apply, as amended.
10. BUILDING SETBACK. Buildings exceeding thirty-six (36) feet in height shall comply with the following minimum building setbacks:
  - **FIFTY (50)** ~~Fifty-five (55)~~ feet from Hartford Drive

11. NOTICE TO PROSPECTIVE BUYERS. Before issuance of the certificate of occupancy for this building, the developer shall give the following information in writing to all prospective buyers of lots on the site:
- a. The closest distance from the lot to the midpoint of the Scottsdale Airport runway.
  - b. The development's private streets shall not be maintained by the city.
  - c. The city shall not accept any common areas on the site for ownership or maintenance.

**AMENDED DEVELOPMENT STANDARDS  
CHANGES SHOWN IN BOLD CAPS AND STRIKE THROUGH**

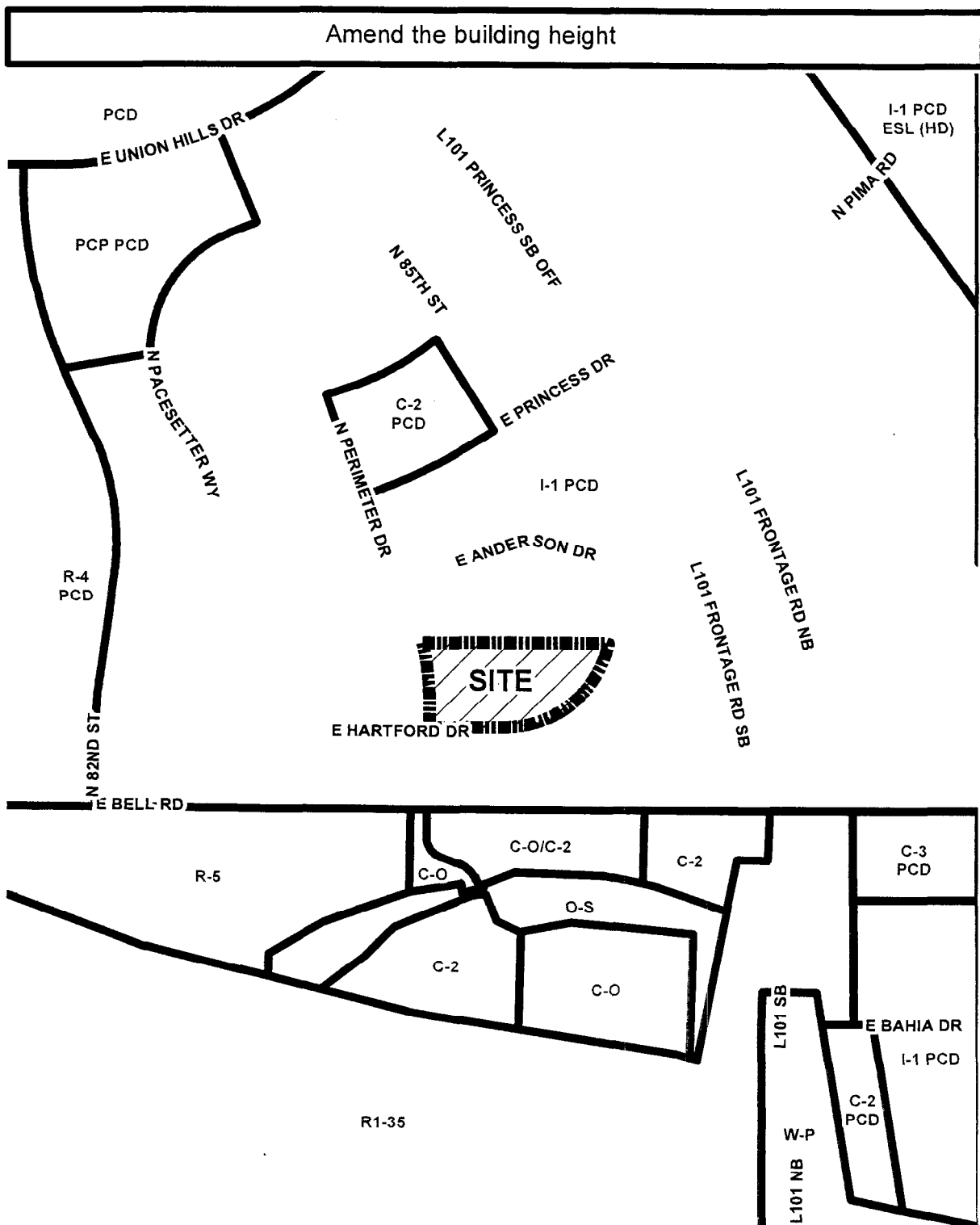
Sec. 5.1804. Property development standards.

The following property development standards shall apply to all land and buildings in the I-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- C. *Open space requirement .*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
  - 2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.
  - 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed ~~thirty six (36)~~ **FIFTY (50)** feet, **WITH ADDITIONAL HEIGHT ALLOWED FOR MECHANICAL SCREENING, MEASURED FROM TOP OF FINISHED FLOOR ELEVATION AS APPROVED BY THE CITY**, in height except as otherwise provided in article VII.
- E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.
- F. *Yards.*
  - 1. Front Yard. No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.
  - 2. Side Yard and Rear Yard. A yard of thirty (30) feet shall be maintained adjacent to all residential districts.
- G. *Walls, fences and required screening.*
  - 1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected.
  - 2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
  - 3. All storage and refuse areas shall be screened as determined by Development Review Board approval.

4. Other requirements and exceptions as specified in article VII.  
(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 1, 12-7-99)





11-ZN-2005

EXHIBIT 3

## **ADDITIONAL INFORMATION FOR CASE 11-ZN-2005**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. Scale, massing, design and use of colors and material of the building,
  - b. Site wall design,
  - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use(s),
  - d. Buffering along adjacent streets and parkways,
  - e. Open space plans, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - f. Major stormwater management systems,
  - g. Alterations to natural watercourses (all watercourses with a 100 year flow of 50 cfs or larger),
  - h. Signage, and
  - i. Conformance to Master Environmental Design Concept Plans (Case 15-DR-88).
2. **DEVELOPMENT REVIEW BOARD APPROVAL.** Conceptual site plan and elevations shall be subject to subsequent Development Review Board Approval for review of scale, massing, design and use of colors and materials. Preliminary elevations submitted by the applicant are not approved as part of this zoning case and must be revised and resubmitted as part of the DRB public hearing process.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or services to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

## **DHL CAMPUS EXPANSION @ PERIMETER CENTER**

### **Proposed Amended Development Standard (I-1) Industrial Park District**

**Section 5.1804, D.** No building shall exceed ~~thirty-six (36)~~ **fifty (50)** feet in height, **with additional height allowed for mechanical screening, measured from top of finished floor elevation as approved by the City,** except as otherwise provided in article VII.

**ATTACHMENT #7**

**11-ZN-2005  
6-3-05**



ENGINEERS  
SURVEYORS  
PLANNERS  
SCIENTISTS  
80 E. RIO SALADO PARKWAY • SUITE 201 • TEMPE, AZ 85281 • 480-517-5800 • FAX: 480-517-5801

31 May 2005

Thomas J. Reif  
Land Development Services, LLC  
#5  
4413 North Saddlebag Trail  
Scottsdale, Arizona 85251

Re: Perimeter Center - NEC of Loop 101 and Bell Road – Lot 22

Dear Mr. Reif;

In conformance with the requests of the City of Scottsdale, Morrison-Maierle, Inc. has prepared a Trip Generation analysis for the above referenced project located in the Perimeter Center.

Lot 22 is proposed to have a 3-story office building with 100,000 square feet of space with an amended 50' building height. Currently, the lot is zoned for a 36' building height with 68,000 square feet of office space.

The estimated trip generation was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation, 7<sup>th</sup> Edition*, published in 2003. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 152 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

The trips were estimated using the largest of the average rates or equation, and the peak hour trips shown in the table are for the 'peak hour of adjacent street traffic.' The trips were based on the size in 1,000 square feet of space. **Table 1** and **Table 2** on the following page summarizes the trip generation for an office building with 68,000 square feet of space and 100,000 square feet of space, respectively.

ATTACHMENT #8

Thomas J. Reif  
Trip Generation Analysis for Proposed Office Building  
31 May 2005  
Page 2 of 2

**Table 1: Weekday Generated Trips – Various Office Land Uses – 68,000 SF of Space**

Land Use - ITE Code	Daily			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
GENERAL OFFICE - 710	496	495	991	121	17	138	26	129	155
SINGLE TENANT OFFICE - 715	473	472	945	121	15	136	21	117	138
OFFICE PARK - 750	559	559	1,118	140	17	157	26	163	189
BUSINESS PARK - 770	739	739	1,478	82	16	98	24	82	106

**Table 2: Weekday Generated Trips – Various Office Land Uses – 100,000 SF of Space**

Land Use - ITE Code	Daily			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
GENERAL OFFICE - 710	667	667	1,334	165	23	188	32	159	191
SINGLE TENANT OFFICE - 715	596	596	1,192	168	21	189	28	159	187
OFFICE PARK - 750	726	725	1,451	193	24	217	32	195	227
BUSINESS PARK - 770	911	911	1,822	120	23	143	35	116	151

It is anticipated that DHL will occupy the entire proposed office building space. Therefore, of the four land uses, the land use Single Tenant Office is the most appropriate.

Please contact Paul Basha or Francis Matic at (480) 517-5800 if you have any questions or comments.

Yours very truly,

 MORRISON-MAIERLE ARIZONA, Inc.



Francis Matic, P.E.  
Transportation Engineer

June 2005

# **NEIGHBORHOOD INVOLVEMENT REPORT**

## **DHL CAMPUS EXPANSION @ THE PERIMETER CENTER:**

**LOTS 22 & 45: NW of BELL ROAD & LOOP 101**

### **Project information –**

Existing Zoning:	I-1 PCD
Proposed Zoning:	I-1 PCD
Parcel size:	8+ acres
Proposed use:	Office
Request:	Amend Building Height
Location:	8660 - Hartford Dr. & 17207 - Perimeter Dr.
Owner:	Desert Troon Commercial
Applicant:	Land Development Services, L.L.C. 4413 N. Saddlebag Trail #5 Scottsdale, AZ 85151 Office (480) 946-5020 Fax (480) 946-5041 Contact – Tom Rief

**ATTACHMENT #9**

**DHL Expansion – Perimeter Center  
Neighborhood Involvement Report**

05/31/2005

A neighborhood outreach program has been conducted in conjunction with the submission of a proposal to expand the DHL Campus at Lot 22 at the Perimeter Center. The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, business owners, residents, and other interested parties. Communication with these parties has been and will continue to be ongoing throughout the entire process.

On April 26, 2005, a letter was sent to all residents and businesses located within 1000 feet of the proposed project (copy attached). The letter was to notify these neighbors and businesses of the project and to invite them to attend a neighborhood meeting.

On May 5, 2005, a neighborhood meeting was held at the La Mirada Desert Park Community Building located on the northeast corner of Pinnacle Peak and Pima Roads. Attached is a copy of the sign in sheet for the meeting. In attendance was Mr. William Breckner who is a property owner in the Perimeter Center. He was there to find out more about the project and was not in opposition.

Throughout the process, the project team has been visiting business in the area in order to receive feedback concerning the proposed project. Various businesses have been contacted in the area and there has been no opposition to date. Additionally, residents in the area have contacted and we will continue to contact neighbors either by door to door or by telephone.

April 26, 2005

RE: Lots 22 & 45 Perimeter Center  
8660 Harford Drive & 17207 Perimeter Drive

Dear Property Owner,

The purpose of this letter is to advise you that a request for amended standards will be submitted to the City of Scottsdale for property located at 8660 Harford Drive & 17207 Perimeter Drive. The Perimeter Center area is a vital part of the North Scottsdale employment base and the proposal is for an office building and a parking structure with a height between fifty and fifty-five feet.

A neighborhood meeting will be held Thursday May 5th from 5:30pm to 6:30pm at the La Mirada Desert Park Community Building located at 8950 E. Pinnacle Peak Road (northeast of Pinnacle Peak and Pima Roads.)

We look forward to seeing you at the meeting. If you cannot attend or would just like more information, please feel free to contact Terry or Colleen at Technical Solutions, (602) 957-3434.

Sincerely,

Paul Smith  
Technical Solutions  
3610 N. 44th Street, Suite 240  
Phoenix, AZ 85018  
(602) 957-3434 office  
(602) 955-4505 fax



DHL Perimeter Center  
Neighborhood Open House Sign-In Sheet  
Thursday, May 5, 2005

Print Name	Address	Phone
1. William Breckner	Lot 24 P665 Hartford	480-443-8737
2. JON R. COULTER	8900 E. PINNACLE PEAK	480-563-3247
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# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 509-PA-04

Project Name: Perimeter Center

Location: 8668 Hartford & 17207 N. Perimeter Dr.

Site Posting Date: 4/7/05

Applicant Name: Land Development Services, LLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

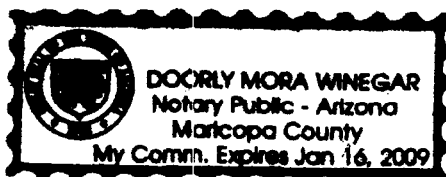
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

4/7/05  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 7<sup>th</sup> day of April 2005



[Signature]  
Notary Public

My commission expires: 1/16/2009

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date & Time: Thurs, May 5, 2005 @ 5:30 - 6:30pm  
Location: La Mireda Desert Pk. Community Bldg.  
8950 E. Pinnacle Peak Rd

Site Address: 8660 Hartford & 17207 N. Perimeter Dr.

### Project Overview:

- Existing Zoning: I-1 PGD
- Proposed Zoning: I-1 PGD
- Site Acreage: 8 +/- acres
- Project Description &

Proposed Use: Perimeter Campus Expansion, requesting an amendment to allow additional building height.

### Applicant Contact:

Tom Rief, Land Development Services, LLC

[www.lservices.net](http://www.lservices.net)

480-946-5020 [trief@qwest.net](mailto:trief@qwest.net)

### City Staff Contact:

Al Ward, 480-312-7067

[award@scottsdaleaz.gov](mailto:award@scottsdaleaz.gov)

Pre-Application #509-PA-04 available at City of Scottsdale: 480-312-7000

Project Info. available: [www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)

Posting Date: 4/20/05

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date:

Time:

Location:

Site Address: 8660 Hartford & 17207 N. Perimeter Dr.

### Project Overview:

- Existing Zoning: I-1 PCD
- Proposed Zoning: Office
- Site Acreage: 8 +/- acres
- Project Description &

Proposed Use: Perimeter Campus Expansion, requesting an amendment to allow additional building height.

### Applicant Contact:

Tom Rief, Land Development Services, LLC

[www.lidservices.net](http://www.lidservices.net)

480-946-5020 [trief@qwest.net](mailto:trief@qwest.net)

### City Staff Contact:

Al Ward, 480-312-7067

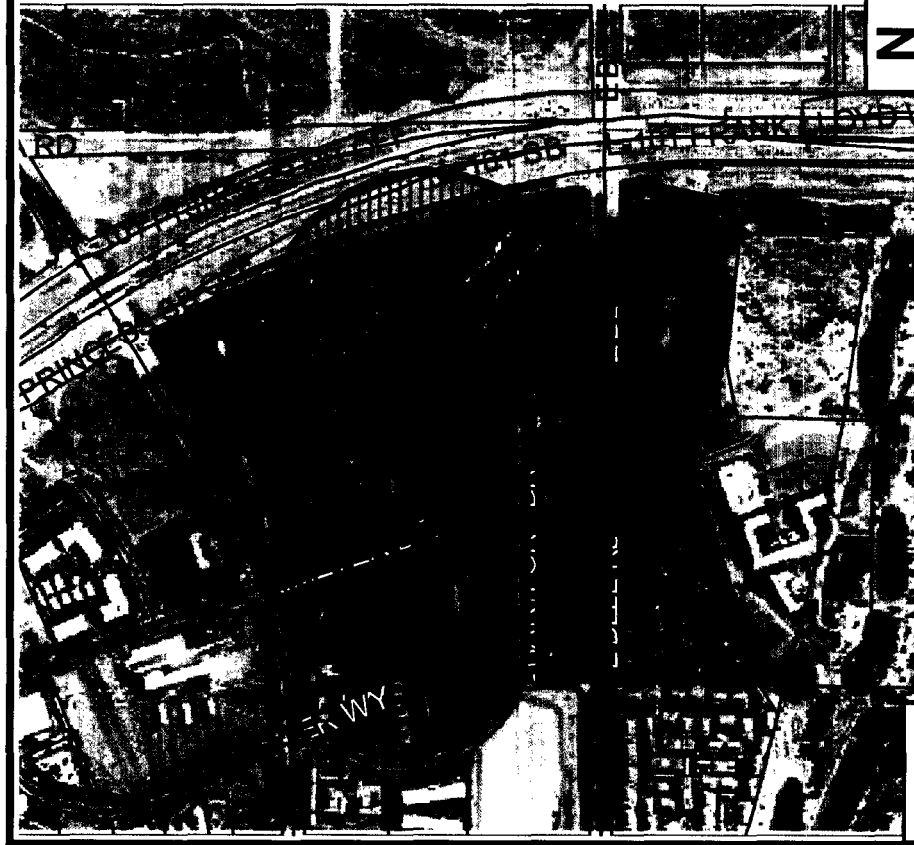
[award@scottsdaleaz.gov](mailto:award@scottsdaleaz.gov)

Pre-Application #509-PA-04 available at City of Scottsdale: 480-312-7000

Project Info. available: [www.scottsdaleaz.gov/projects/ProjectsInProcess](http://www.scottsdaleaz.gov/projects/ProjectsInProcess)

Posting Date: 4/7/05

# City Notifications – Mailing List Selection Map



Q.S.  
37-48

Labels pulled 6/8/05

## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Scottsdale Links Condominium Association

11-ZN-2005

DHL Campus Phase III

ATTACHMENT #10

3. 28-UP-2004 (Next Bar & Nightclub)

**COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE NUMBERS 9-UP-2005 (Drinx) AND 28-UP-2004 (Next Bar & Nightclub) TO THE SEPTEMBER 28, 2005 HEARING. SECONDED BY COMMISSIONER STEINKE.**

Upon invitation by Chairman Gulino, no members of the public elected to speak on either of the cases.

**THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**EXPEDITED AGENDA**

Chairman Gulino announced that he has a conflict on case numbers 2-AB-2005 (The Reserve & Gold Club Scottsdale ) and 11-ZN-2005 (DHL Campus Phase III) and will not be participating in the discussion or vote pertaining to either of those cases.

Chairman Gulino noted the concurrence of the Commission to move the items from the regular agenda to the expedited agenda. Upon invitation by Chairman Gulino, no members of the public elected to speak regarding any of the cases on either the expedited or regular agenda.

Chairman Gulino deferred the proceedings to Vice-Chairman Steinberg and departed the meeting.

4. 2-AB-2005 (The Reserve & Gold Club Scottsdale)

10. 11-ZN-2005 (DHL Campus Phase III)

**COMMISSIONER SCHWARTZ MOVED TO APPROVE CASES 2-AB-2005 (The Reserve & Gold Club Scottsdale) AND 11-ZN-2005 (DHL Campus Phase III). SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED WITH A VOTE OF SIX (6) TO ZERO (0), WITH CHAIRMAN GULINO RECUSING.**

Chairman Gulino re-joined the meeting.

**COMMISSIONER BARNETT MOVED TO APPROVE:**

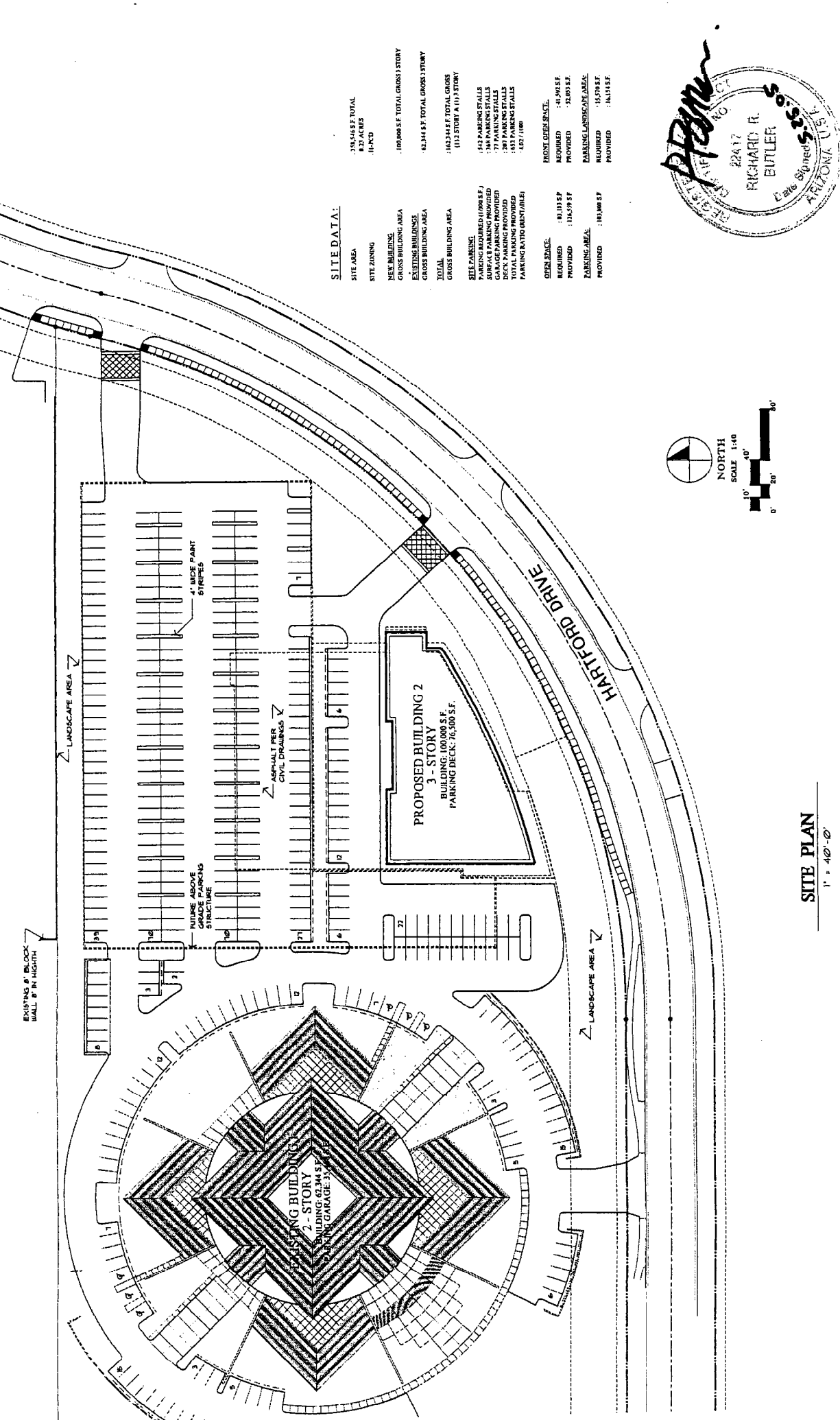
5. 4-AB-2005 (GLO Abandonment 129th Street)

6. 8-AB-2005 (Troon Canyon Estates 2)

7. 12-AB-2005 (The Courtyards At Desert Park)

8. 14-AB-2005 (The Estates at Miramonte)

9. 29-ZN-2000#3 (Whisper Rock)



**SITE DATA:**

SITE AREA	239,344 S.F. TOTAL 933,344 S.F. TOTAL 11,100 S.F. TOTAL
SITE ZONING	11,100 S.F. TOTAL
NEW BUILDING	100,000 S.F. TOTAL GROSS 3 STORY
GROSS BUILDING AREA	93,344 S.F. TOTAL GROSS 3 STORY
EXISTING BUILDINGS	102,344 S.F. TOTAL GROSS
GROSS BUILDING AREA	112,344 S.F. TOTAL GROSS
TOTAL	112,344 S.F. TOTAL GROSS
SITE PARKING	112,344 S.F. TOTAL GROSS
PARKING REQUIRED (11,100 S.F.)	112,344 S.F. TOTAL GROSS
SURFACE PARKING PROVIDED	112,344 S.F. TOTAL GROSS
GARAGE PARKING PROVIDED	112,344 S.F. TOTAL GROSS
TOTAL PARKING PROVIDED	112,344 S.F. TOTAL GROSS
PARKING RATIO (RENTABLE)	112,344 S.F. TOTAL GROSS



# DHL CAMPUS EXPANSION

## LOT 22 PERIMETER CENTER OFFICE BUILDING LOOP 101 AND BELL ROAD SCOTTSDALE, ARIZONA

ATTACHMENT #12

2004097  
May 25, 2005

